MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA

APRIL 2 2013

INVOCATION:
Pastor Paul Berry, of Calvary Chapel gave the invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Boysen led the Pledge of Allegiance.

CALL TO ORDER

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Green, Orach, Zuniga, Mayor Patino.

STAFF MEMBERS PRESENT
City Manager Haydon, City Attorney Trujillo, Director of Community Development Appel, City Librarian Housel, Police Chief Martin, Director of Recreation and Parks Posada, Director of Utilities Sweet, Director of Public Works/City Engineer Whitehead, Deputy City Manager Barnhard, Deputy City Manager Lara, and City Clerk Rodriguez.

1. PROCLAMATIONS/PRESENTATIONS

A. PROCLAMATION – CHILD ABUSE PREVENTION MONTH
Councilmember Green read a proclamation declaring the month of April 2013 as "Child Abuse Prevention Month" in the City of Santa Maria. The proclamation was accepted by Pat Ford, of the North County Rape Crisis and Child Protection Center.

B. PROCLAMATION – SEXUAL ASSAULT AWARENESS MONTH
Councilmember Zuniga read a proclamation declaring the month of April 2013 as "Sexual Assault Awareness Month" in the City of Santa Maria. The proclamation was accepted by Pat Ford, of the North County Rape Crisis and Child Protection Center.

C. PROCLAMATION – NATIONAL DISTRACTED DRIVING AWARENESS MONTH
Councilmember Orach read a proclamation declaring the month of April 2013 as "National Distracted Driving Awareness Month" in the City of Santa Maria. The proclamation was accepted by Eilene Okerblom in honor and memory of her son Erik Okerblom.

2. PUBLIC COMMENT:

Harry Johnson shared his recent experience with a Santa Maria Police Officer.

Nancy Stewart thanked the City Council for filling the vacant City Council seat and encouraged future candidates for Council to attend City Council meetings and also commented on upgrading future businesses interested in our downtown area.

3. CONSENT CALENDAR:
Councilmember Boysen indicated that he had a conflict and would be abstaining from voting on Item 3C, Payment of Warrants.

Consent Calendar Items 3A through 3F (except 3C) were approved on motion by Councilmember Orach, seconded by Councilmember Green, and carried on the following vote:

AYES: Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Consent Calendar Item 3C was approved on motion by Councilmember Orach, seconded by Councilmember Zuniga, and carried on the following vote:

AYES: Councilmembers Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: Councilmember Boysen

A. ORDINANCES.
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES.
The Minutes of the Regular City Council Meeting of March 19, 2013, were approved as submitted.

C. WARRANTS.
Warrant Nos. 178605 to 178851 totaling $1459464.03 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services. Warrant Nos. 173858, 177056, 177642, 177882, 178394, and 178545 were cancelled.

D. PAYROLL.
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Administrative Services and having been approved for payment by the Director of Administrative Services.

E. NOTICE OF CONTRACT COMPLETION.
The City Council approved the Notice of Contract Completion for Street Maintenance (Chip Seal), Bid No. 2012/01, and directed Chief Deputy City Clerk to record same.

F. PAINTCARE INCORPORATED PROFESSIONAL SERVICES AGREEMENT
Resolution No. 2013-30 was adopted approving and authorizing the Director of Utilities to enter into an agreement with PaintCare Incorporated for a California Architectural Paint Recovery Program Collection Facility and Waste Paint Management Services.

Resolution No. 2013-30 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AUTHORIZING AND DIRECTING THE DIRECTOR OF UTILITIES TO EXECUTE AN AGREEMENT WITH PAINTCARE INCORPORATED FOR A CALIFORNIA ARCHITECTURAL PAINT RECOVERY PROGRAM COLLECTION FACILITY AND WASTE PAINT MANAGEMENT SERVICES.

4. APPOINTMENTS TO THE PLANNING COMMISSION
City Manager Haydon gave the staff report. On February 20, 2013, Planning Commissioner Moats resigned from the Commission after recently being reappointed on January 15, 2013, to serve another four-year term. Commissioner Moats was Councilmember Orach's appointee, now Councilmember Orach has the opportunity to appoint another individual to fill the unexpired term ending in January 2017. With the recent appointment of Councilmember Green to the City Council, he has the option to appoint a representative to the Planning Commission to fill an unexpired term ending in January 2015. Five applications were received from the following applicants, Etta Waterfield, Rodger Brown, Ken George, Jack Owen, Jr, and Mark Santiago. Both Councilmember Orach and Green will make one nomination each. The Commissioners are appointed by the Mayor, and confirmed by the City Council.

Rodger Brown was nominated by Councilmember Orach.
Etta Waterfield was nominated by Councilmember Green.

On motion by Councilmember Orach, seconded by Councilmember Green, and carried unanimously, the appointments were confirmed.

Ernest Armenta expressed his recommendations for appointments and the appointment process.

5. PUBLIC HEARING TO RECEIVE COMMENTS AND CONSIDER THE BLOCK GRANTS ADVISORY COMMITTEE'S RECOMMENDATIONS FOR ALLOCATION OF FISCAL YEAR 2013-14 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS.

City Attorney Trujillo shared a few words regarding conflicts of interest. If a financial conflict of interest exists, the FPPC requires the Councilmember to step down, state on the record what your conflict is, and to leave the room. A number of Council Members tonight serve on the Board of Directors for a number of grant recipients. It has been the Council's past practice to recuse themselves in order to avoid the appearance of a conflict, even if no financial conflict of interest exists; however, if the council follows that past practice, we will lose a quorum. It is recommended that each Councilmember make the following disclosures: 1) Identify the organization you are affiliated with; 2) Indicate for the record that you serve on such an organization and that your decision will not be influenced and can remain impartial; 3) Confirm you do not have a financial conflict of interest and are participating only to provide a quorum so the Council may act tonight.

Mayor Patino indicated that she currently serves as a non-paid Board Member for Fighting Back Santa Maria Valley and her service with that board will not influence her decision tonight and will remain impartial and unbiased, she does not have a financial conflict of interest, and is participating in order to establish a quorum to allow the Council to act on this item.

Councilmember Green serves as a non-paid Board Member to Fighting Back Santa Maria Valley. Councilmember Zuniga serves as a non-paid Board Member for Good Samaritan and is affiliated with the Santa Barbara County Sexual Assault Response Team, both indicated that their service with the organizations will not influence their decision tonight and will remain impartial and unbiased, they do not have a financial conflict of interest and are serving to establish a quorum to allow the Council to act on this item.

Councilmember Boysen announced he would participate up to the first part of this item (The HOME Program), and would recuse himself from the remainder of the item as he has a financial Conflict of Interest as a paid employee of Good Samaritan Shelter.

Community Programs Manager Coelho-Hudson gave the staff report. The item before you this evening is the annual public hearing to consider the recommendation of the Block Grants Advisory Committee for the allocation of federal Community Development Block Grant and HOME funds for Fiscal Year 2013-14. Both of these programs are administered by the U.S. Department of Housing & Urban Development (HUD).

The CDBG Program was created back in 1974 and provides local governments with grant funds to address a variety of physical, economic and social needs in the community. The City has been participating as an entitlement community since the first year of funding in 1975 and receives an annual formula-based grant. The CDBG program is probably the only federal entitlement grant program that allows local discretion as to how the funds may be used to best meet the needs of the local community provided the City's activities comply with Federal regulations and meet one of the three national objectives, in particular, primary benefit to low and moderate income persons.

The City has also been participating in the HOME Program since its inception in 1995, as a subrecipient to the County and member of a countywide consortium. The County serves as the lead agency and fiscal agent for the Consortium. The Consortium receives an annual formula-based grant from HUD and then distributes a share of the funding to the City and other consortium members. As the name suggests HOME funds must be used for activities that provide affordable housing for low and moderate income households. Over the years the City has used the HOME funds primarily for first-time homebuyer assistance. new housing construction and tenant-based rental assistance.

Since the Federal budget has not yet been adopted, HUD has not determined or announced the final grant amounts for entitlement jurisdictions under either the CDBG or HOME programs for 2013-14. However, staff has been advised to proceed with the process based on estimated amounts in order to meet HUD's submittal requirements for the City's Annual Action Plan. In addition, as of March 1st Federal budget sequestration cuts went into effect. HUD has advised staff to expect a 5.1 percent reduction for 2013-14 funding. This has been taken into consideration and the Block Grants Advisory Committee (BGAC) has developed a contingency recommendation based on this pending 5.1 percent sequestration reduction.

Based on last year's funding, staff estimates that the City of Santa Maria will receive approximately $1,173,000 in CDBG funding. Of this amount, 20 percent or $234,600 will be available for general administration, 15 percent or $176,460 will be available for public services, and $867,450 will be available for capital projects. Concerning HOME funds, staff estimates that the City's portion of the County's formula allocation will be $191,000. The HOME program budget has been reduced by over 50 percent at the Federal level over the last few years. Consequently, the allocation that the City receives through the County consortium has been reduced significantly. The City does not receive any administrative funds from the County to manage its local HOME projects or programs.

The Advisory Committee under direction from the Council oversees the annual allocation process that involves assessing needs in the community, developing funding priorities, reviewing funding applications, conducting site visits and making recommendations for allocation. The Advisory Committee received direction from the City Council on August 12th to amend the City's number one priority to include programs and projects that serve "at-risk youth". The priorities are:

1. Prevent homelessness and address critical emergency, at-risk youth and special needs.
2. Expand educational and youth development opportunities
3. Provide affordable housing.
4. Expand economic opportunities

The application process was not as competitive this year with 33 applications received as compared to 46 applications received last year. The 33 applications received included:

- 2 HOME applications, totaling $330,000 in funding with $191,000 available.
- 5 CDBG capital requests, totaling $1,471.997 with $867,450 in resources available for allocation.
- 26 public service applications totaling $397,812 with only $176,460 in resources available for allocation;

As part of the process the Committee divided into 5 teams and conducted site visits and in-depth reviews of each proposal. Before deliberations, the Committee obtained additional background information from the applicants and prepared written team reports. Each team reported their findings to the entire Committee at a special meeting held on March 11th and then formulated its recommendation for City Council approval.

HOME
Should be noted that staff recommended and the Committee approved the entire allocation of $191,000 in HOME funds be used to continue the Tenant-Based Rental Assistance (TBRA) Program. This program has been very successful in providing security deposit assistance to extremely low and very low-income households. At the current rate of expenditure and activity, existing funds will be expended by June 30, 2013. Because future allocations under the HOME program are uncertain, staff recommended and the committee concurred that all of the HOME funding should be allocated to an in-house program rather than to a subrecipient project. To date 566 households have been served over the past 2 ½ years. The only other application for HOME funding was submitted by Peoples' Self-Help Housing Corporation for the acquisition of land to build senior housing. The committee concluded that this project is not in a state of readiness as General Plan Amendment, Zone Change, and a lot line adjustment have yet to be completed. HUD is becoming more stringent in their deadlines for the completion of projects and particularly occupancy of housing projects.

CAPITAL
Under CDBG Capital, the bulk of the funding ($692,767) is recommended for allocation to the City's Northwest Oakley Park Rejuvenation Project; $82,453 is recommended to fund CAPSLO's Minor Home Repair Program that primarily assists seniors; $78,000 is recommended for Good Samaritan's emergency shelter restroom rehabilitation; and $14,230 is recommended for SMILE's fire sprinkler project at one of their group homes. The only application not approved for funding was for Peoples' Self-Help Housing's project that also applied for HOME funding. As already explained this project is not in a state of readiness.

PUBLIC SERVICES
Under Public Services, the Committee adopted their recommendation with one condition that the funding allocated to CAPSLO's Tattoo Removal Program be used for Santa Maria residents under the age of 18. The only application not approved for funding was for Central Coast Future Leaders. This agency is in a state of reorganization and the Committee did not rank the program as a high priority serving at-risk youth.

Staff suggests that the public comment and Council discussion be done for each category of funding starting with (1) the HOME projects first, then (2) the CDBG Capital projects and lastly (3) the CDBG Public Service programs. We will display the summaries of the recommendations for each pot of money as it is reviewed.

Mayor Patino opened the public hearing and announced that the Council would take public testimony and consider each of the three program areas separately.

At this time Councilmember Boysen excused himself and left the room.

Ken Trigueiro, Peoples' Self Help Housing, thanked the Council for considering their project.

Robert Dickerson, Chairperson of the CDBG Committee, commented on the at-risk youth priorities funding and thanked Special Projects for their hard work.

Allison Bailey of the Boys & Girls Club of Santa Maria Valley expressed her gratitude for the investment in youth services.

Britt Stanley, Program Manager for the Council on Alcohol and Drug Abuse Teen Court Program, thank you for the recommendation to fund the Teen Court Program, and invited the City Council and staff to come observe Teen Court.

Wendy Stanley, Probation Officer and member of the Teen Court Advisory Board, shared two emails that were received from former teen court clients and shared what they felt teen court did for them.

Karin Powers, North County Rape Crisis Center, thanks for the support.

David Coelho, Manager for Catholic Charities, thanked the committee and City Council; with your help they have been able to help 46 families from losing utility service and 25 families from going homeless.

Rochelle Rose, Peoples' Self Help Housing, thank you for the support of their Youth Education Enhancement Program at Los Adobes de Maria, they have over 350 children and operate an after school education program daily, and in the summers.

Judith Monte, Santa Barbara County Food Bank, thank you for the on going support, last year they served over 57,000 people in the City of Santa Maria alone, in cooperation with other non profit and faith based organizations.

Sylvia Barnard, Good Samaritan Shelter, thank you for your advocacy.

Ernest Armenta, asked about legal representation, and mentioned opportunities for non-agricultural parents.

Jennie Morales, Independent Living Resource Center, which services the disabled community and the deaf and hard of hearing, thank you for recommendation of funding, 90 percent of deaf individuals are born to hearing parents. More than half of deaf and hard of hearing in our area are minors.

Fran Forman, Executive Director of Community Action Commission, thank you for support of our healthy lunch program to seniors. 140 meals are delivered to seniors, and 60 seniors come to one of three centers. Meals are prepared seven days a week.

Brooks Wise, Board of Directors for Boys & Girls Club, clarified the importance of their funding request to extend hours on Fridays and Saturdays. Statistics show that most juvenile crime occurs between 3pm and 8pm during the week and on Saturdays, mostly because their parental guidance is not always available.

Email received from Megan Riker-Rheinschild, Santa Barbara County Sexual Assault Response Team, and was requested to be read into the record by Councilmember Zuniga.

Councilmember Zuniga asked if the sequestration cuts are put into place how it will affect senior programs. She noted that the Alzheimer's Association and the Food Bank are getting the same allocation or a reduced allocation except for Fighting Back Santa Maria and asked if the amount was correct. She is concerned about agencies not receiving funding.

Community Programs Manager Coelho-Hudson answered that the amount was correct, the committee choose not to fund three agencies and the amount left over went to Fighting Back Santa Maria Valley.

Councilmember Orach suggested that if the sequestration cuts do come through we find a way to fund additional agencies.

Councilmember Green asked if any errors have been found in the numbers.

Mayor Patino expressed that she was glad the City is rejuvenating for Northwest area, and asked why the Committee recommend an amount more than what the Good Samaritan Shelter restroom rehabilitation requested.

Community Programs Manager Coelho-Hudson answered that the committee felt the requested amount would not be sufficient to complete the project.

Resolution No. 2013-32 was adopted approving the following Capital Development allocations under the CDBG Program for fiscal year 2013-14:

HOUSING – RESIDENTIAL REHABILITATION	
Community Action Partnership of SLO County, Inc. (CAPSLO, Inc.)	$82,453
NON-PROFIT FACILITIES PROGRAM	
Good Samaritan Shelter, Inc. / Shelter Restroom Rehab	$78,000
Santa Maria Independent Living Environment / OPTIONS Fire Sprinkler System	$14,230
PUBLIC FACILITIES AND IMPROVEMENTS	
City of Santa Maria Recreation and Parks Department/ Northwest Rejuvenation Project	$692,767

GENERAL ADMINISTRATION $234,600

on motion by Councilmember Orach, seconded by Councilmember Zuniga, and carried on the following vote:

AYES: Councilmembers Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: Councilmember Boysen
ABSTAIN: None

Resolution No. 2013-32 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE CAPITAL DEVELOPMENT ACTIVITIES AND ALLOCATIONS UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FISCAL YEAR 2013-14 AND AUTHORIZING THE CITY MANAGER AND ANY DESIGNEE(S) TO EXECUTE THE NECESSARY DOCUMENTS ON BEHALF OF THE CITY OF SANTA MARIA FOR APPLICATION OF THE FUNDS.

PUBLIC SERVICE ALLOCATIONS

Resolution No. 2013-33 was adopted approving the following public service allocations under the CDBG Program for Fiscal Year 2013-14:

Alliance for Pharmaceutical Access	$4,000
Alzheimer's Association	$3,000
Boys & Girls Club of Santa Maria Valley	$5,000
Catholic Charities	$17,500
Community Action Commission / Senior Nutrition	$4,000
Community Action Partnership of SLO County, Inc.	$4,000
Community Partners in Caring	$6,000
Council on Alcoholism and Drug Abuse – Teen Court	$6,000
Domestic Violence Solutions / Emergency Shelter	$8,000
Fighting Back Santa Maria Valley	$3,000
Foodbank of Santa Barbara County / Warehouse Program	$10,000
Good Samaritan Shelter, Inc. / Detox Program	$5,000
Good Samaritan Shelter, Inc. / Emergency Shelter Services	$12,000
Independent Living Resource Center / Deaf Outreach	$7,000
Legal Aid Foundation of Santa Barbara County	$12,000
Lifesteps Foundation, Inc.	$4,000
North County Rape Crisis & Child Protection Center	$9,000
Pacific Pride Foundation / Necessities of Life Food Pantry	$8,000
People's Self-Help Housing Youth Education Enhancement Program	$4,000
Santa Barbara County Sexual Assault Response Team	$6,800
Santa Maria Independent Living Environment / OPTIONS	$6,660
Santa Maria Organization of Transportation Helpers (SMOOTH)	$7,500
Santa Maria Valley FISH Meals On Wheels	$8,000
Santa Maria Valley Youth and Family Center	$9,000
Transitions Mental Health Association	$7,000

on motion by Councilmember Orach, seconded by Councilmember Zuniga, and carried on the following vote:

AYES: Councilmembers Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: Councilmember Boysen
ABSTAIN: None

Resolution No. 2013-33 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE PUBLIC SERVICE ACTIVITIES AND ALLOCATIONS UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FISCAL YEAR 2013-14 AND AUTHORIZING THE CITY MANAGER AND ANY DESIGNEE(S) TO EXECUTE THE NECESSARY DOCUMENTS ON BEHALF OF THE CITY OF SANTA MARIA FOR APPLICATION OF THE FUNDS.

Hearing no further requests to speak, Mayor Patino closed the public hearing.

Councilmember Boysen returned to the dais at this time.

HOME INVESTMENT PARTNERSHIPS PROGRAM ALLOCATIONS

Resolution No. 2013-31 was adopted approving the following allocations for the HOME Investment Partnerships Program for fiscal year 2013-14:

Tenant Based Rental Assistance Program $191,000

on motion by Councilmember Boysen, seconded by Councilmember Orach, and carried on the following vote:

AYES: Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2013-31 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE ACTIVITIES AND ALLOCATIONS UNDER THE HOME INVESTMENT PARTNERSHIPS PROGRAM FOR FISCAL YEAR 2013-14 AND AUTHORIZING THE CITY MANAGER AND ANY DESIGNEE(S) TO EXECUTE THE NECESSARY DOCUMENTS ON BEHALF OF THE CITY OF SANTA MARIA FOR APPLICATION OF THE FUNDS.

REGULAR BUSINESS:

6. DISCUSSION REGARDING ESTABLISHMENT OF AN AUTO OVERLAY IN THE C-2 ZONE OF THE ENOS RANCHOS SPECIFIC PLAN AREA.

Mayor Patino mentioned that the City Council is in receipt of correspondence from the property owner and developer asking for a continuance on this item. Under the circumstances, since there are people here that would like to speak on this issue and address the Council, Council will hear the staff report, receive public input from those in attendance, and then Council may move for a continuance.

Community Development Director Appel gave the staff report. During the Community Development Department's presentation of the General Plan Annual Report at the March 19, 2013 City Council meeting, questions were asked about development in the City. The Council had numerous questions, including development of the Enos Ranchos Site, and requested staff to research the possibility of placing an Auto Overlay on portions of the property. This report describes the 114 acres site history, along with the project objective. The property was initially included in the Entrada Este Specific Plan which was approved in 1996 and the current Specific Plan approved in 2008. To date, only one project has been approved, the Enos Ranchos Mercado, which was approved in 2012 with an 81,000 square foot center at the southwest corner of the property. No plans have been submitted for construction and a time extension will be coming up in August.

During the past year staff has met with several developers who are interested in some or all of the property. Proposed uses include a big box retail center, auto dealers interested in expanding or bringing new dealerships to the area, and several investors that have discussed developing the whole site. Discussions with the Auto Dealers have been to expand the local market and reach out to higher end dealerships from outside the area. From a planning perspective, the ideal location would be adjacent to existing auto dealerships which would create a true auto mall. Other cities have been successful with auto malls including Santa Barbara, San Luis Obispo, Ventura, and Oxnard.

Sales tax makes up approximately 35 percent of the City's General Fund operating revenues. After reviewing all potential development for the Enos Ranchos property the most promising for generating tax revenue is the expansion of auto centers. From a sales tax perspective the single highest tax generators in the City are auto sales, new car sales tax increased 2½ times when the auto dealer moved to the Betteravia location over their dispersed locations throughout the City. Based on the City's last HDL report for the third quarter of 2012, total tax from new cars was over $500,000. The Entrada Este Specific Plan reserved over 17 acres for the auto dealers, which has now been built-out. Auto dealerships are permitted on any part of the property that is zoned C2 within the Specific Plan. By use of the overlay, it ensures auto dealerships' will have a location that guarantees they will be able to expand onto this property. Staff has suggested the most advantageous property would be adjacent to the existing dealerships. If Council believes that an amendment to the Specific Plan is in the public interest than staff should be directed to prepare the amendment and return to the Planning Commission and City Council with the resolution.

Sam Rhea, representing the Enos Ranchos Limited Liability Company, owners of the property, has been speaking with developers and putting a final map for development and encountering several

problems, and asked for a continuation of this item. Landowners have not had adequate time to evaluate the consequences of an auto overlay.

Pat Cusack, representing auto dealerships in Santa Maria, expressed support for any assistance to expand auto retail growth in the City.

Ernest Armenta, request a continuance for an undetermined amount of time.

Nancy Stewart, a former auto dealership owner, expressed her opinion that it is in the best interest to keep dealerships together, and stated that even a small dealerships employs anywhere from 40-50 people.

Correspondence from Sam Rhea and James Halferty of Halferty Development Company, LLC were entered into the record, both requesting a continuance.

Councilmember Boysen supports a continuance, and looking for what is in the best interest of the City.

Councilmember Green, because of the importance to the City, supports a continuance.

Councilmember Orach supports continuance to give owners more time to prepare.

Councilmember Zuniga disclosed that she met with Mr. McNulty and Mr. Cusack on Monday, at their business and discussed their development plan and supports a continuance for owners to prepare their presentation.

Mayor Patino suggested bringing the item back to the May 7th meeting.

City Manager Haydon mentioned a letter received from Halferty Development Company, to date they have spent about $50,000 in expenses to proceed in presenting their project to the City for review. In fairness to the owners, it is not recommended to delay or continue this item for more than 30 days, due to the cost to the owner's.

Hearing no further requests to speak, Mayor Patino closed the public hearing.

Councilmember Boysen made a motion to continue this item to the May 7, 2013 City Council Meeting, seconded by Councilmember Green, and it carried on the following vote:

AYES: Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

CITY MANAGER'S REPORT
City Manager Haydon reported on items anticipated for the April 16, 2013, City Council Meeting to include six proclamations, the Volunteer of the Month presentation, an appointment to the Block Grants Advisory Committee, and two public hearings, the Emergency Shelter Ordinance and the Weed Abatement – Protest Hearing.

ORAL REPORTS BY COUNCILMEMBERS REGARDING AB1234.
Councilmember Boysen reported attending the Central Coast Water Authority Meeting.

Councilmember Green had nothing to report.

Councilmember Orach reported attending the Northeast Townhall Meeting.

Councilmember Zuniga reported attending the Central Coast Community for Homeless (C3H) briefing, a fundraiser for the VTC Action Club, Downtown Merchants Association Luncheon, the Northeast Townhall Meeting, and a tour of the Santa Maria Landfill.

Mayor Patino reported she attended the SBCAG and APCD meeting, the Northeast Townhall Meeting, went to the Vandenberg Air Force Base Women's History Month, the Welcome Home Veteran's BBQ and fundraiser, and the Santa Maria Fire Department's Centennial Exhibit and Public BBQ.

ADJOURNMENT
There being no further business to come before the City Council at this time, Mayor Patino declared the meeting of the City Council adjourned at 8:36 p.m.

APPROVED

April 16, 2013
Date

Patti Rodriguez
City Clerk of the City of Santa Maria and ex officio Clerk of the City Council

Alice M. Patino
Mayor of the City of Santa Maria

ATTEST

Patti Rodriguez, CMC
City Clerk